

PLANNING BOARD MEETING
AUGUST 1, 2018

PRESENT: Bert Hamill, Chairman, Liz Freeman, Deirdre Daley, Lou Alvarez, David Lage, Paul Termin and Debbie Deaton

The meeting was called to order at 7:30 p.m. at the Town Office.

Bert appointed Lou to fill Ed Dekker's vacancy

The Board reviewed the minutes of the July 18, 2018 meeting. Lehtonen Lot Line Adjustment. Strike the following: "Lou made a motion to accept the application for compliance. Liz seconded the motion and it passed unanimously." Bert accepted the minutes as amended.

Excavation Regulations: Liz presented an amendment to the Excavation Regulations. The amendment was discussed and continued to the September 5, 2018 meeting.

John Schaumlöffel: Mr. Schaumlöffel, 55 Jacqueline Drive, stated he was interested in becoming an alternate member. He introduced himself and gave a description of his background. At the conclusion, Deirdre made a motion to accept John as an alternate member. David seconded the motion and it passed unanimously.

Ben Croteau Conceptual Discussion: Bert informed Mr. Croteau this was a non-binding conceptual discussion, and informed the Board they could look at maps but not plans and keep the discussion very general. Mr. Croteau owns a 4.5 acre lot on Lower Pratt Pond Road that has a driveway and septic system, but the lot is designated as a non-buildable lot. He wants to build on the lot. Mr. Marc Fortier explained the lot was designated as non-buildable when it was subdivided around 1992 because of wetlands and setbacks. The Board reviewed the approved subdivision plan and the lot is marked as non-buildable. The minutes were also reviewed and stated that area of the subdivision is in on a Class VI road and would need to be classified as a non-building lot on the mylar.

Bert stated it was not in the purview of the Planning Board to overturn the designation. He suggested Mr. Croteau consult with an attorney and Ed Rogers who Mr. Croteau had conferred with previously, and determine if it would be worthwhile to apply to the Zoning Board.

Jalen Rines - Continuation of public hearing for a three lot subdivision: The hearing was continued from July 18. Kent Brown reviewed the outstanding issues and Mr. Bob Hakala submitted plans. The driveway is not to be named and the address of 75 Sharon Road is to be kept. The Building Inspector will number the other lots. Liz made a motion to conditionally approve the three lot subdivision with the following conditions: remove the name from the

driveway, payment of fees, and submission of the mylar. Deirdre seconded the motion and it passed unanimously.

Other Business:

An Alteration of Terrain Permit has been approved for National Finance Corporation, 150 Ashburnham Road. Ken McHugh, an abutter to the property, provided background information on the property. Members discussed the activity on the property.

Debbie informed the Board Ben Hatcher has a subdivision application that will be heard on August 15, 2018.

Paul suggested new roads should be accepted since the Planning Board requires they be built to Class V Town standards. There was some discussion and it was continued to August 15, 2018 meeting for further discussion.

Paul made a motion to adjourn at 9:25 p.m. The motion was seconded by Deirdre and it passed unanimously.

Respectfully submitted,
Joanne Meshna (from tape recorder)